

PETITION FOR SPECIAL HEARING 85-285-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

an amendment to the site plan in Case 80-160X to allow the addition of a basement area to be used for office use and provide the required parking and to extend the time for utilization of the special exception. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Signature

(Type or Print Name)

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John Colvin

5550 Newbury Street

Baltimore, MD 21209

City and State

Name

5550 Newbury Street

Baltimore, MD 21209

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of March, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of April, 1985, at 9:00 o'clock a.m.

Call John
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL HEARING
3/5 of Slade Avenue, 758' SW
of the centerline of Reisterstown Road (124-128 Slade Avenue) - 3rd Election District
John Colvin,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-285-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to a letter to the Zoning Commissioner from Counsel for the Petitioner, dated April 3, 1985, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of April, 1985, that the above-referenced matter be and the same is hereby DISMISSED without prejudice.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Leslie M. Pittler, Esquire

People's Counsel

LAW OFFICES
Leslie M. Pittler
SUITE 506
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 296-9220

April 3, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing,
124-128 Slade Avenue, scheduled
for April 8, 1985, 9:00 A.M.

Dear Mr. Jablon:

Please cancel the above-captioned hearing, as the Petitioner/Legal Owner of the property, Mr. John Colvin, wishes to dismiss the petition.

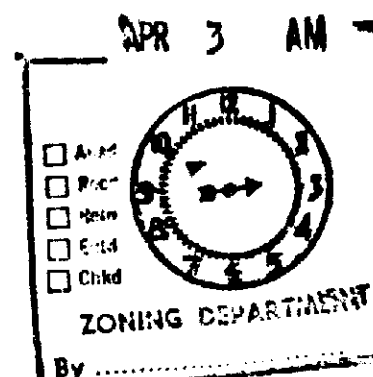
Thank you for your cooperation.

Very truly yours,

Leslie M. Pittler
Leslie M. Pittler

LMP/cas

cc: Mr. John Colvin
Gorn Management
5550 Newbury Street
Baltimore, Maryland 21209



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 29, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 239 - Case No. 85-285-SPH
Petitioner - John Colvin
Special Hearing Petition

Dear Mr. Pittler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct an addition to the proposed building and convert the basement area to office use by amending the site plan in Case No. 80-160-X, this hearing is required. In addition, an extension for the time for utilization of this previous case is also requested.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

ENCLOSURES
cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204



State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 8, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 2-26-85
ITEM: # 239
Property Owner: John Colvin
Location: N/S Slade Avenue
Route 890, 758' S/W from
c/l Reisterstown Road
Existing Zoning: O-1
Proposed Zoning: Special
Hearing to approve an
amendment to the site plan
in Case No. 80-160 X to
allow the addition of a
basement area to be used
for office use and provide
the required parking and to
extend the time for utilization of the Special
Exception.
Acres: 2.26
District: 3rd

Dear Mr. Jablon:

On review of the revised submittal of 2-7-85 for Special Hearing, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

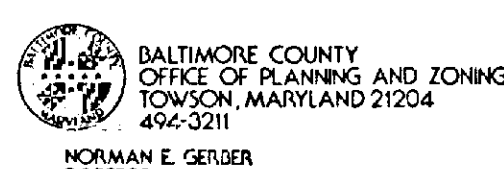
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Telephone for Impaired Hearing or Speech
383-7558 Baltimore Metro - 866-0451 D.C. Metro - 1-800-402-3022 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

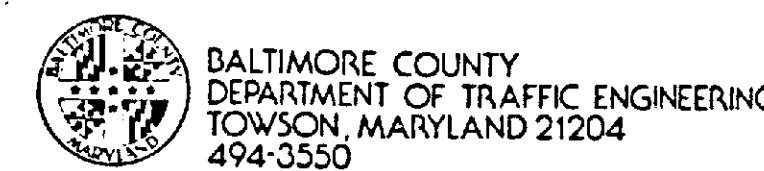
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 3/14/85.
- (X) Landscaping: Must comply with Baltimore County Landscaping Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

March 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 239 - ZAC-February 26, 1985
Property Owner: John Colvin
Location: N/S Slade Avenue 758' S/W from c/l Reisterstown Road
Existing Zoning: O-1
Proposed Zoning: Special hearing to approve an amendment to the site plan in Case No. 80-160 X to allow the addition of a basement area to be used for office use and provide the required parking and to extend the time for utilization of the Special Exception.

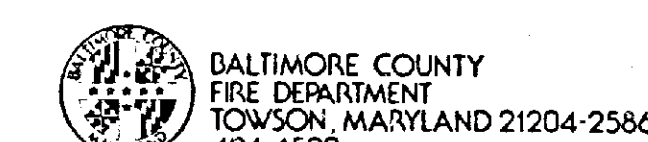
Acres: 2.26
District: 3rd

Dear Mr. Jablon:

The proposed expansion of the use of the property can be expected to generate approximately 250 additional trips per day.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cem



PAUL H. RENCKE
CHIEF

March 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John Colvin

Location: N/S Slade Avenue 758' S/W from c/l Reisterstown Road

Item No.: 239 Zoning Agenda: 2/26/85

Gentlemen:

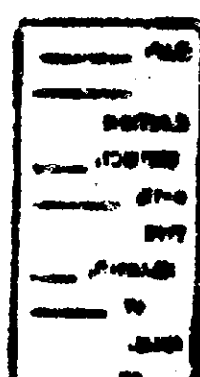
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

AUG 21 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Slade Ave., 758' SW of
Centerline of Reisterstown
Rd., (124-128 Slade Ave.),
3rd District : OF BALTIMORE COUNTY
JOHN COLVIN (Partner), : Case No. 85-285-SPH
Petitioner

ENTRY OF APPEARANCE

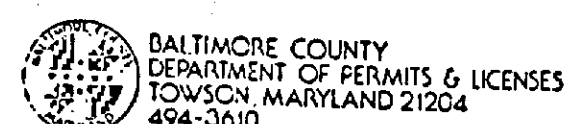
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 21st day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
494-3610
TOWSON, MARYLAND 21204

March 14, 1985

TEO ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 239 Zoning Advisory Committee Meeting are as follows:

Property Owner: John Colvin
Location: N/S Slade Avenue 758' S/W from c/l Reisterstown Road
Existing Zoning: O-1
Proposed Zoning: Special hearing to approve an amendment to the site plan in Case No. 85-160-X to allow the addition of a basement area to be used for office use, etc.

Acres: 2.26
District: 3rd.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State or Maryland Code for the Handicapped and Age; and other applicable Codes.

B. A building/structure shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for commercial uses or 3'0" for one & two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1007 and Table 402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, their services of a Registered in Maryland Architect or Engineer certify to comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments - An elevator for the handicapped is required. Provide handicapped ramp/cutouts, signs, etc. as per ANSI 117.1 - 1980 as recently adopted by the State.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review



ARNOLD JABLON
ZONING COMMISSIONER

April 5, 1985

Leslie M. Pittler, Esquire
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S Slade Ave. 758' SW from c/l of Reisterstown
Rd. (124-128 Slade Avenue)
John Colvin - Petitioner
Case No. 85-285-SPH

Dear Mr. Pittler:

This is to advise you that \$37.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005382

DATE: 4/2/85

ACCOUNT: R-01-615-000

1

AMOUNT: \$37.00

RECEIVED FROM: Leslie M. Pittler, Esquire

FOR: adv. and posting Case No. 85-285-SPH

(John Colvin) B083*****57001a 0082F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION: North side Slade Avenue, 758 ft. Southwest from the centerline of Reisterstown Road (124-128 Slade Avenue)

DATE AND TIME: Monday, April 8, 1985 at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 85-160-X to allow the addition of a basement area and an addition to the second story to be used for office use and provide the required parking and to extend the time for utilization of the special exception

Being the property of John Colvin (Partner) as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEGAL NOTICE

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION: North side Slade Avenue, 758 ft. Southwest from the centerline of Reisterstown Road (124-128 Slade Avenue)

DATE AND TIME: Monday, April 8, 1985 at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 85-160-X to allow the addition of a basement area and an addition to the second story to be used for office use and provide the required parking and to extend the time for utilization of the special exception

Being the property of John Colvin (Partner) as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

63802

Fikesville, Md., Mar. 20 1985

CERTIFY that the annexed advertisement

published in Fikesville, Baltimore

land before the 8th day of

19 85

publication appearing on the

day of Mar. 19 85

publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

Arnold Jablon
Manager

Cost of Advertisement \$28.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21 19 85

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 21, 19 85

THE JEFFERSONIAN,

JB Venetaki
Publisher

Cost of Advertising

24.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-285-SPH

District: 3rd

Date of Posting: 3-23-85

Posted for: Special Hearing

Petitioner: John Colvin (Partner)

Location of property: N/S of Slade Avenue, 758' SW of the c/l of Reisterstown Rd.

Location of Sign: North side of Slade Avenue, approx. 660' from c/l of Reisterstown Road, approx. 124' from c/l of Slade Ave.

Remarks:

Posted by: *A. J. Galt*

Date of return: 3-29-85

Number of Signs: 1

AUG 21 1985

March 8, 1985

Leslie M. Pittler, Esquire
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204

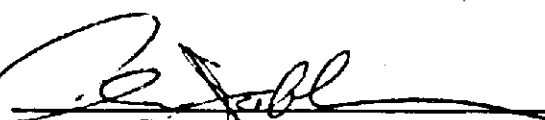
NOTICE OF HEARING

RE: Petition for Special Hearing
N/S Slade Ave., 758' Southwest from the c/l of
Reisterstown Road (124-128 Slade Avenue)
John Colvin (Partner) - Petitioner
Case No. 85-285-SPH

TIME: 11:00 a.m.

DATE: Monday, April 8, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004971

DATE 2/11/85 ACCOUNT R-01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Paul Lee

FOR filed for item #239

8 023 *****1000000 3125F COLVIN

VALIDATION OR SIGNATURE OF CASHIER

March 15, 1985

Leslie M. Pittler, Esquire
28 Allegheny Avenue
Suite 508
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
N/S Slade Ave., 758' SW from the c/l of
Reisterstown Road (124-128 Slade Avenue)
John Colvin (Partner) - Petitioner
Case No. 85-285-SPH

TIME: 9:00 a.m.

DATE: Monday, April 8, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #239 (1984-1985)
Property Owner: John Colvin
N/S Slade Ave. 758' S/W from centerline
Reisterstown Rd.
Acres: 2.26
District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

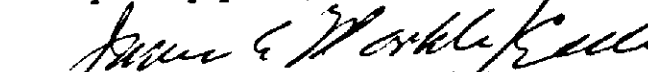
Slade Avenue (Md. Rte. 890) is at this time a State Road, currently being considered for acceptance by Baltimore County for maintenance; therefore, in anticipation of County maintenance, this section of Slade Avenue is proposed to be improved in the future as a 40-foot closed roadway section on a 60-foot right-of-way.

Provisions for accommodating storm water or drainage have not been indicated on the Petitioner's plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,


JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EM:PMO:SS

4/8 85-285-SPH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 29, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

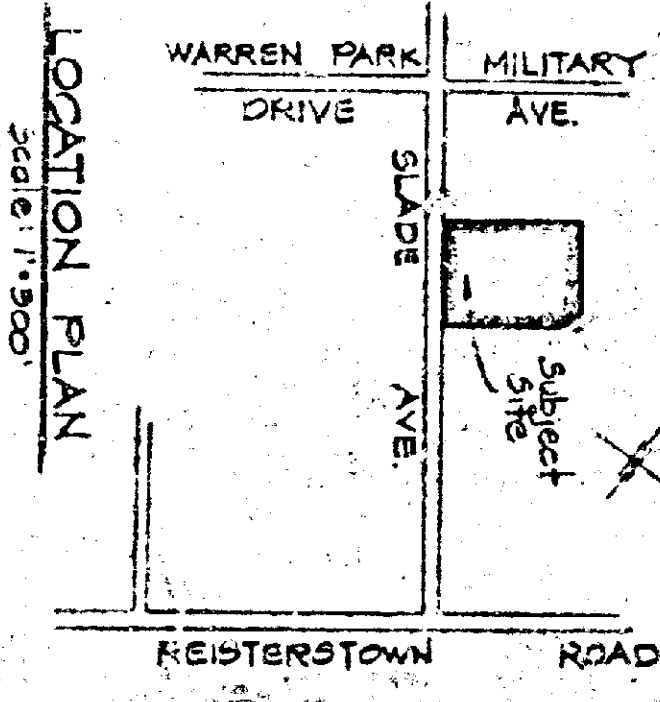
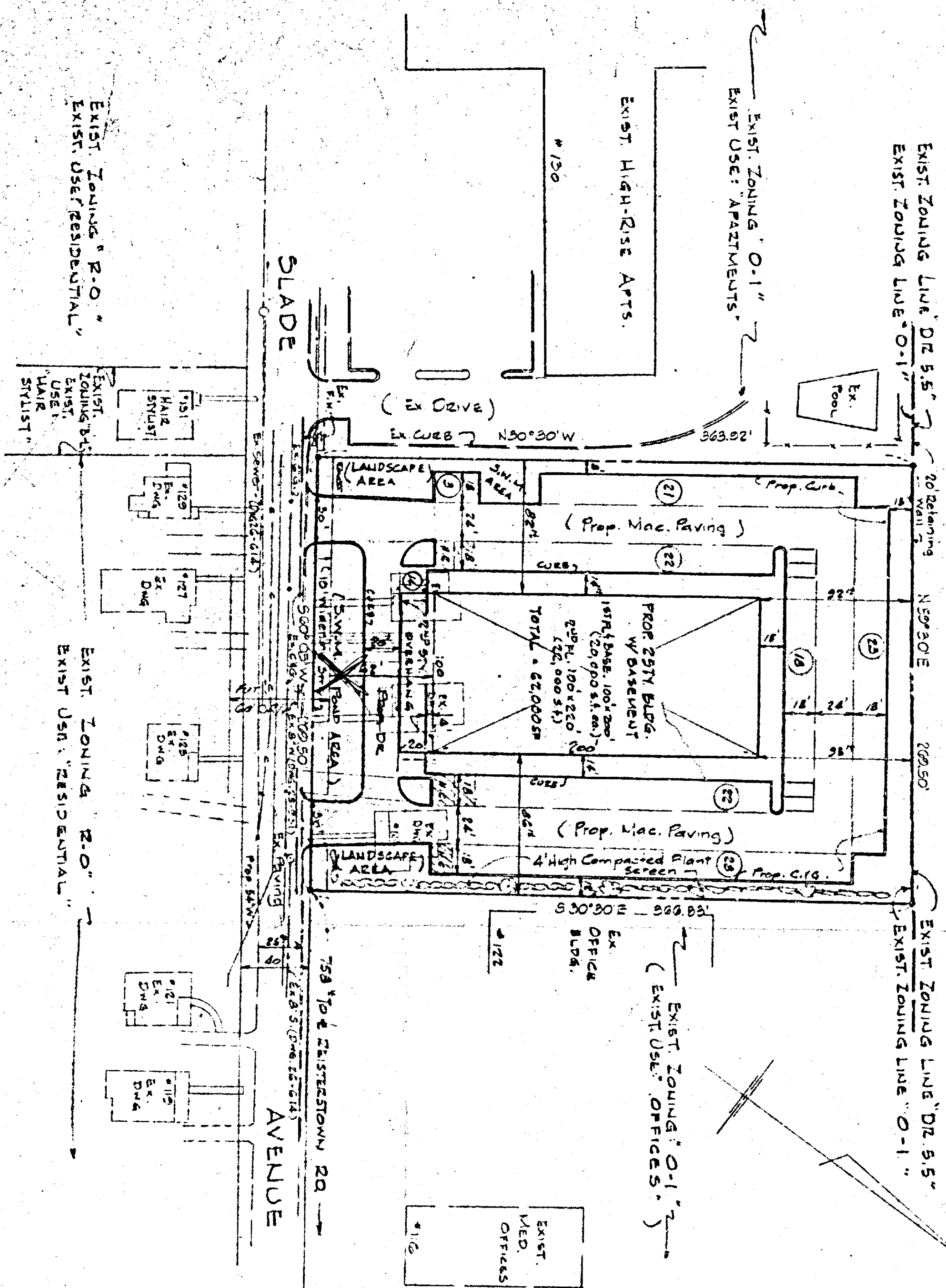
SUBJECT: Zoning Petitions No. 85-284-SPH, 85-285-SPH, 85-294-SPH and 85-295-SPH

In view of the subject of these petitions, this office offers no comment.


Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

EXIST. ZONING "DR. 5.5"
(EXIST. USE: "PIKEVILLE ARMORY")



LOCATION PLAN
Scale: 1"=50'

- GENERAL NOTES**
1. Total Area of Site: 2.25 Ac.
 2. Existing Zoning of Property: "DR. 5.5" (EXIST. USE: "OFFICES")
 3. Existing Use of Property: "VACANT"
 4. Proposed Zoning of Property: "DR. 5.5" (EXIST. USE: "OFFICES")
 5. Proposed Use of Property: "Office Use"
 6. Off-Street Parking Data:
A. Area Prop. Bldg. (2 story w/ basement)
1st Fl. 20,000 sq. ft. @ 1500 = 67 #s.
2nd Fl. 20,000 sq. ft. @ 1500 = 44 #s.
Base: 20,000 sq. ft. @ 1500 = 40 #s.
TOTAL REQ'D = 151 #s.
B. TOTAL PARKING SPACES SHOWN: 151 (3x18) 5%#s.
- Exist. Driveways available to site
5. Property located in Gwynns Falls Watershed
9. Site subject to street lights
10. Site subject to Sedimentation Policy of Baltimore County
11. Site to serve as "Jones Falls"
12. Developer to furnish landscape plan for Slade Ave. prior to obtaining any building permit.
13. Petitioner requesting Special Hearing to revise site plan to show basement under 25th Bldg. and to revise parking area to provide required parking spaces.
14. Storm Water Mgt. Plan approved 7-18-82 Rev. 4-30-84.
15. Proposed site plan may not be utilized.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING
AT
124,126 & 128 SLADE AVENUE

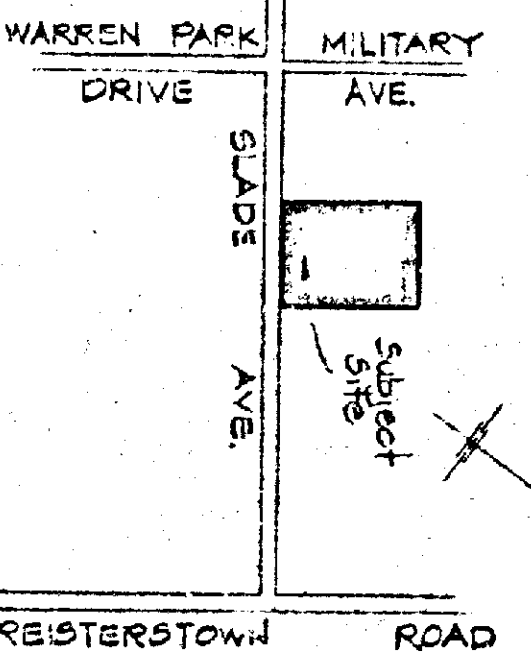
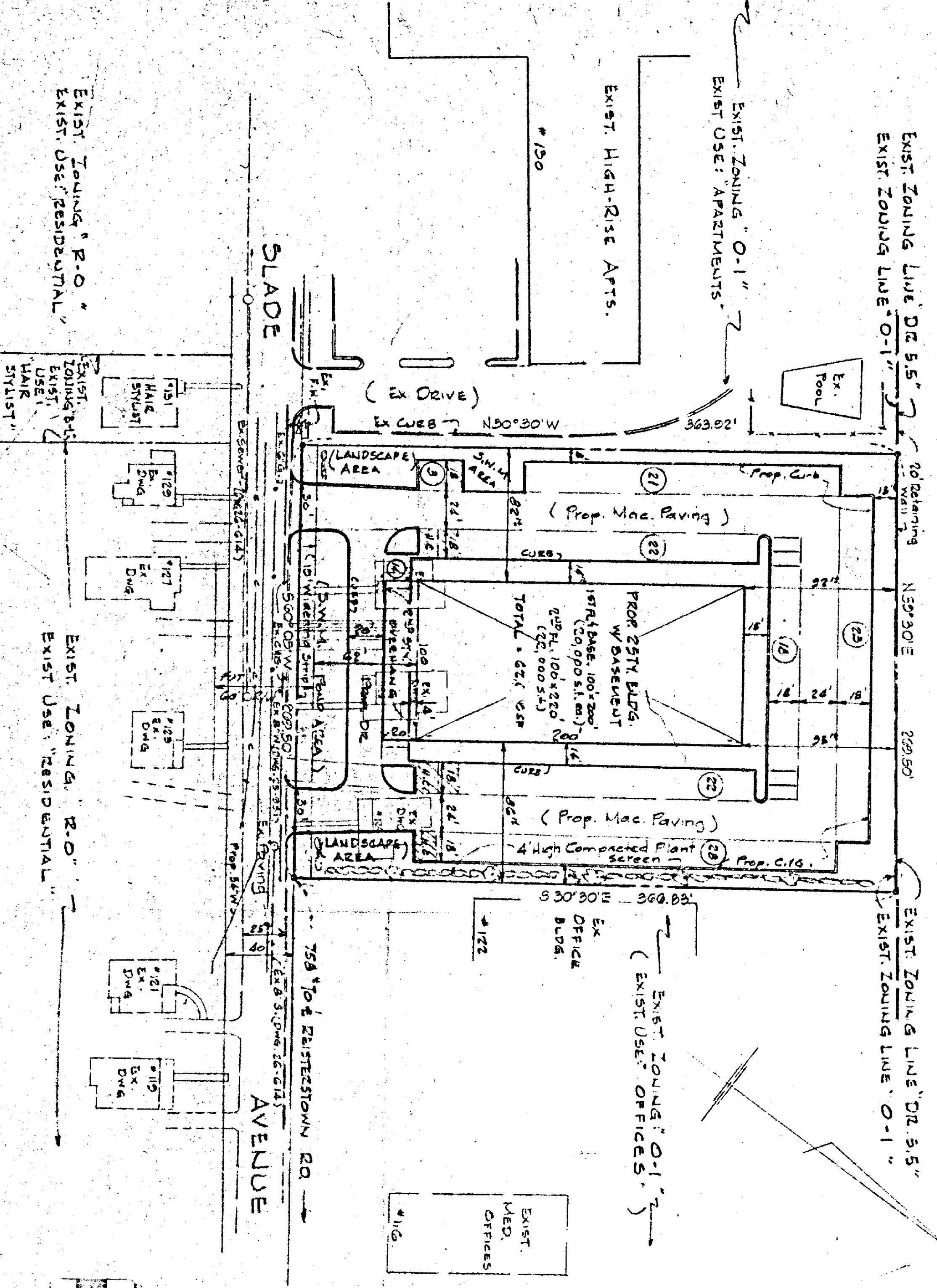
Election District "3"
Scale: 1"=50'

GR. LEE ENGINEERING, INC.
August 13, 1979
BALTIMORE COUNTY, MD.
Rev. 12/18/1983
301 W. Gwynns Falls Rd.
BALTIMORE, MD. 21204
Per Planning Dept.
Brown Maryland 11/10/83 REV. 7-1985



79-047

EXIST. ZONING "DR. 5.5"
(EXIST. USE: "PIKEVILLE ARMORY")



LOCATION PLAN
Scale: 1"=50'

- GENERAL NOTES**
1. Total Area of Site: 2.25 Ac.
 2. Existing Zoning of Property: "DR. 5.5" (EXIST. USE: "OFFICES")
 3. Existing Use of Property: "VACANT"
 4. Proposed Zoning of Property: "DR. 5.5" (EXIST. USE: "OFFICES")
 5. Proposed Use of Property: "Office Use"
 6. Off-Street Parking Data:
A. Area Prop. Bldg. (2 story w/ basement)
1st Fl. 20,000 sq. ft. @ 1500 = 67 #s.
2nd Fl. 20,000 sq. ft. @ 1500 = 44 #s.
Base: 20,000 sq. ft. @ 1500 = 40 #s.
TOTAL REQ'D = 151 #s.
B. TOTAL PARKING SPACES SHOWN: 151 (3x18) 5%#s.
- Exist. Driveways available to site
5. Property located in Gwynns Falls Watershed
9. Site subject to street lights
10. Site subject to Sedimentation Policy of Baltimore County
11. Site to serve as "Jones Falls"
12. Developer to furnish landscape plan for Slade Ave. prior to obtaining any building permit.
13. Petitioner requesting Special Hearing to revise site plan to show basement under 25th Bldg. and to revise parking area to provide required parking spaces.
14. Storm Water Mgt. Plan approved 7-18-82 Rev. 4-30-84.
15. Proposed site plan may not be utilized.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING
AT
124,126 & 128 SLADE AVENUE

Election District "3"
Scale: 1"=50'

GR. LEE ENGINEERING, INC.
August 13, 1979
BALTIMORE COUNTY, MD.
Rev. 12/18/1983
301 W. Gwynns Falls Rd.
BALTIMORE, MD. 21204
Per Planning Dept.
Brown Maryland 11/10/83 REV. 7-1985



79-047